

August 17, 2011

City Hall
245 Washington Street
Room 305
Watertown, New York 13601

Attn: Justin Wood

Re: Sunoco A-Plus
1222 Washington Street
Watertown, NY
Special Use Application

Dear Justin:

Attached are the following materials in support of our Special Use application for the Sunoco redevelopment project at 1222 Washington Street.

- Special Use Application
- \$100 Application Fee
- Short Form EAF
- 8 1/2 x 11 Tax Map

We are proposing to demolish the existing building and remove the existing dispensers. A new 3540 +/- square foot building will be constructed, new dispensers will be installed, storefront parking will be added, and landscaped areas will be incorporated.

As you are aware, the zoning district boundary line bisects this parcel, where the eastern half is zoned NB and the western half is zoned Residential A. We are also making application to rezone the entire property to NB.

If all is in order, kindly place our application on the September 6, 2011 Planning Board agenda to be heard for recommendation.

Should you need additional copies of anything please feel free to contact me. Thanks Justin

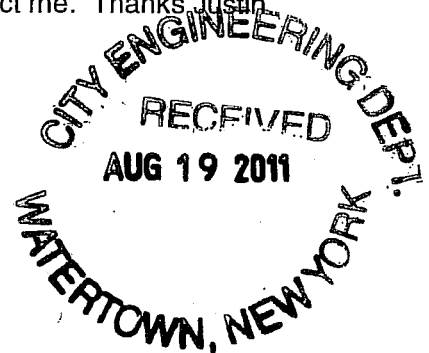
Sincerely,

BERGMANN ASSOCIATES



Brian J. Burri
Project Manager

xc: Tom Boje – Sunoco
Jeff Bauer – Sunoco
Clayton McCane - Sunoco





City of Watertown, New York

Special Use Permit Application

I. Applicant Information

Name: Sunoco, Inc.
Mailing Address: 1840 Lyell Avenue, Rochester, NY 14606
Phone Number: 585-254-8626

II. Property Information

Address: 1222 Washington Street
Tax Parcel# 14-13-201.000
Property Owner (if not applicant):

If applicant is not the owner, does applicant have a signed purchase agreement?
YES ☐ NO ☐

Zoning District:

NB & Residence A

Attachments Required:

8 1/2" x 11" parcel map with tax parcel involved in request outlined with a thick black line
A sketch of the site drawn to an engineering scale (e.g. 1"=20', 1"=30').
Completed Part I of an Environmental Assessment Form (SEQR)

III. Request Information:

Proposed Use: Gas station/convenience store

Explain Proposal:

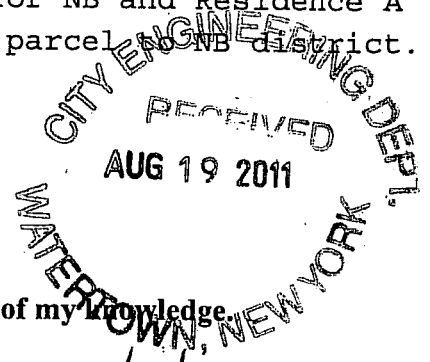
Parcel is bisected by the zoning line for NB and Residence A districts. Proposing to rezone entire parcel to NB district.

(Use additional 8 1/2" x 11" sheets as needed.)

I certify that the information provided above is true to the best of my knowledge.

Signature: Brian R.

Date: 8/10/11



14

BOOK 1231 PAGE 187

12

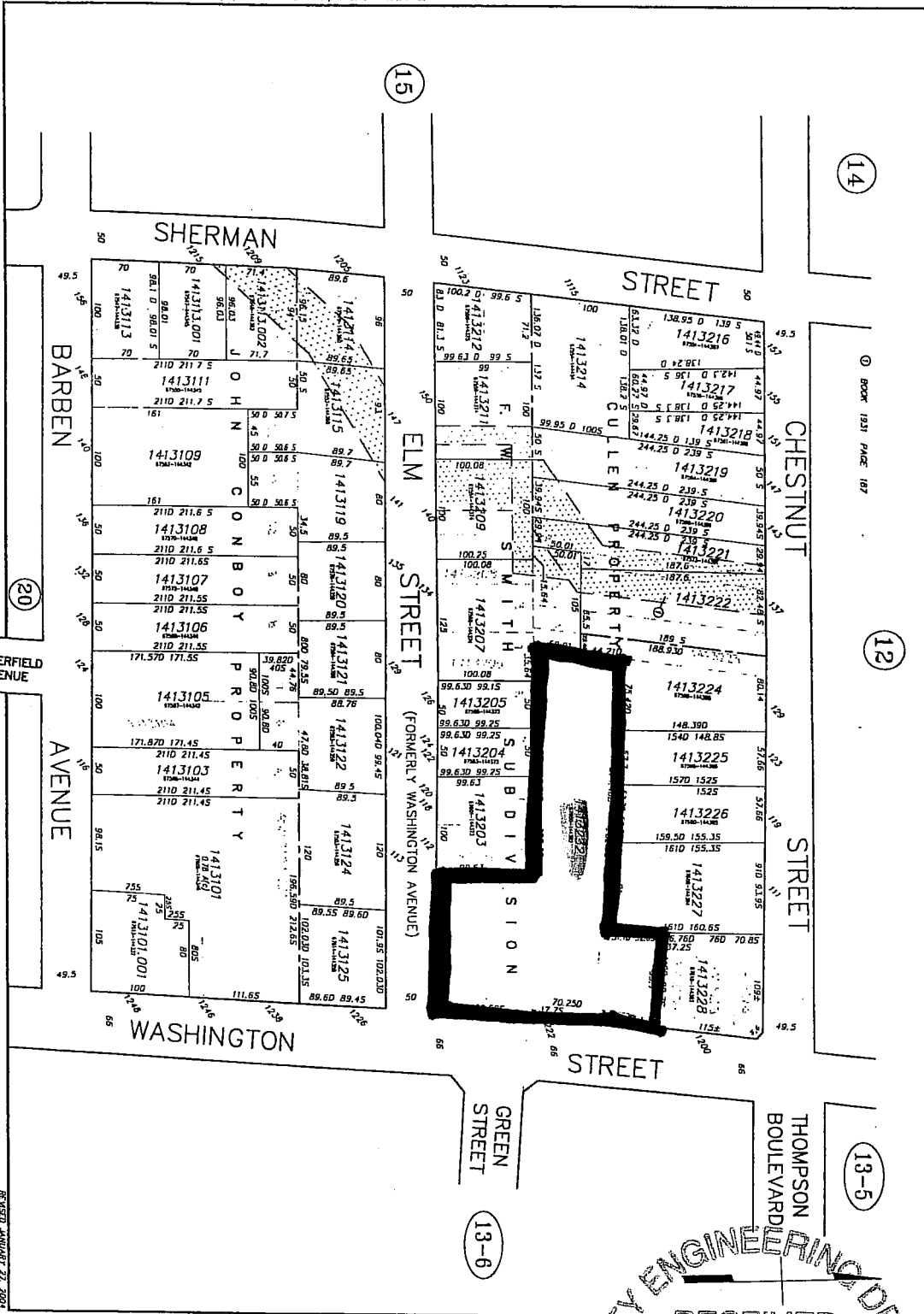
13-5

13-6

Drawing Scanned by ScanNet & Associates, Inc. (214)-547-7778 - Fax: (214)-547-3412 - EMAIL: scanet@scanet.com CONNECTED BY ITS

SCALE: 1" = 30' FEET

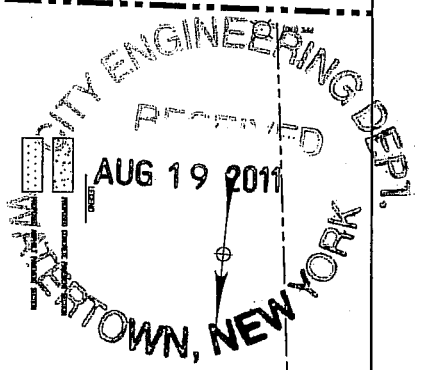
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE



DISTRICT 14 MAP 13

Provided by www.Landmaxdata.com

CITY ENGINEERING DEPT. 1
AUG 19 2011
WATERTOWN, NEW YORK



ELM STREET

AUG 19 2011

[illegible][illegible]

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR

Sunoco, Inc.

2. PROJECT NAME

Sunoco - 1222 Washington Street

3. PROJECT LOCATION:

Municipality City of Watertown

County Jefferson

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)

1222 Washington Street at the intersection with Elm Street

5. IS PROPOSED ACTION:

☐

New

☐

Expansion

☒

Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:

Remove existing convenience store and construct new 3540 SF convenience store. Replace existing fueling dispensers with new and install new UST for diesel fuel.

7. AMOUNT OF LAND AFFECTED:

Initially 0.5

acres

Ultimately 0.5

acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?

☒

Yes

☐

No

If no, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?

☒

Residential

☐

Industrial

☒

Commercial

☐

Agriculture

☐

Park/Forest/Open Space

☐

Other

Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?

☐

Yes

☒

No

If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?

☐

Yes

☒

No

If yes, list agency(s) and permit/approvals

12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?

☐

Yes

☒

No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name:

Bergmann Associates - As Agent

Date:

8/16/11

Signature:

B. Bergmann

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?

☐ Yes ☐ No

If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

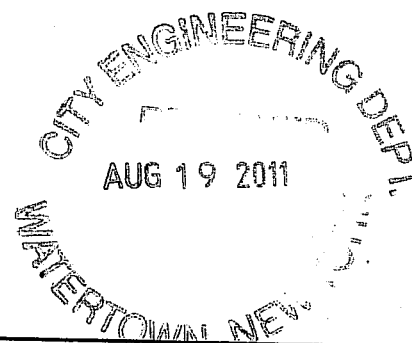
C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.



WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEAT?

☐ Yes ☐ No

IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If yes, explain briefly

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)